

SIGNATURE

NORTH EAST

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📍 Esplanade Place, Whitley Bay NE26 2AT

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Offers Over £450,000

Welcome to Signature North East! We are thrilled to introduce this exceptional property situated in the heart of Whitley Bay, offering a unique investment opportunity. Formerly a guest house, this three-floor semi-detached house has been transformed into a residential dwelling on the ground floor, with four holiday lets spanning the first and second floors. Each unit boasts a kitchenette/diner/living room, bedroom and bathroom, This makes it an ideal investment for those seeking a versatile property, with the possibility to input your own design by reforming the ground floor abode.

Nestled in a prime residential area, this property boasts an enviable location adjacent to Whitley Bay beach, Cullercoats Bay, and the regenerated Spanish City. Residents will find themselves immersed in the vibrant pulse of Whitley Bay, with easy access to amenities such as the metro, bus links, cinema, and shopping centre, making urban living a breeze. Moreover, the property's proximity to the promenade ensures that breathtaking ocean views are just a short stroll away, making it an ideal spot for holiday letting.

Step through the private porch into the ground floor to discover the residential living area, starting with a spacious dining room and a well-appointed kitchen featuring attractive wall and base units, along with an island for added convenience. Continuing the tour, you'll find a comfortable front/living room, a cosy sitting room with a bay window, perfect for relaxation and a WC.

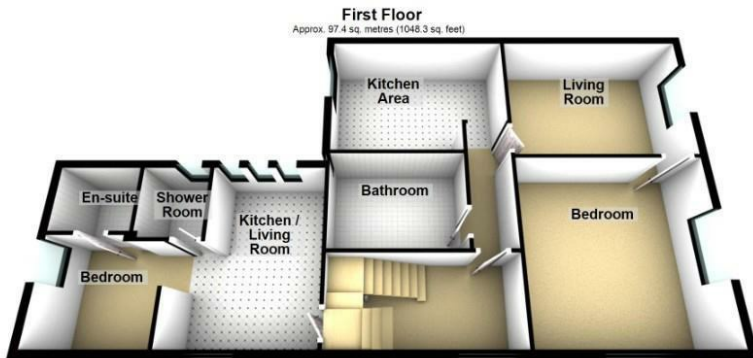
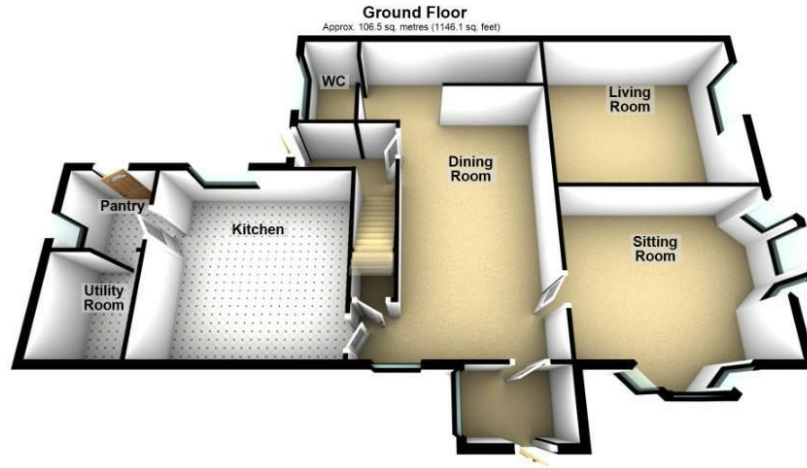
Each of the holiday units is thoughtfully designed, comprising a kitchenette/diner/living room, bedroom, and bathroom. Studio 3 and 4 are rental ready while Studio 1 will be decorated by July 2024. Meanwhile externally, the property boasts a garden and a path leading to the front door, enhancing its curb appeal. The downstairs residential area is accessed from the front of the house, offering convenience and ease of entry. In contrast, the holiday lets are accessed through the sun-filled back garden, providing a serene and welcoming approach for guests. Five allocated parking bays located on either side of the house provide convenient parking options for residents and guests alike.

Don't miss out on this fantastic investment opportunity! Contact Signature North today to book your viewing today.

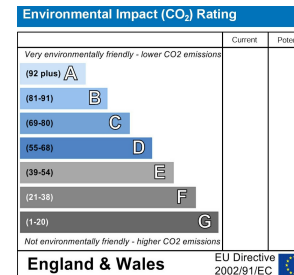
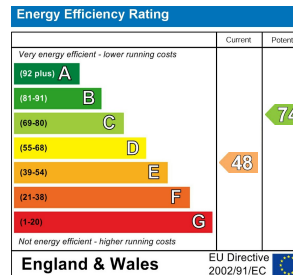


PLEASE NOTE THAT THE VENDOR HAS CERTIFIED THE PROPERTY INFORMATION AND IMAGES.

PROPERTY FLOORPLAN



Total area: approx. 274.4 sq. metres (2953.9 sq. feet)
Please be advised the floorplans are not drawn to scale and are to be used to give an idea of the layout of the property.
Plan produced using PlanUp.



- Ground Floor Kitchen
14'2" x 13'8"
- Ground Floor Dining Room
14'6" x 21'2"
- Ground Floor Living Room
14'9" x 12'9"
- Ground Floor Sitting Room
12'5" x 14'9"
- Ground Floor WC
4'3" x 7'4"
- Ground Floor Pantry
6'0" x 6'3"
- Studio1 Bedroom
8'2" x 9'0"
- Studio 1 En-Suite
5'2" x 6'2"
- Studio 1 Shower Room
5'2" x 5'8"
- Studio 1 Kitchnette/Diner
10'8" x 10'2"
- Studio 2 Bedroom
14'7" x 14'9"
- Studio 2 Bathroom
10'8" x 7'9"
- Studio 2 Living Room
14'9" x 10'7"
- Studio 2 Kitchenette/Diner
11'5" x 13'8"
- Studio 3 Bedroom
8'0" x 9'7"
- Studio3 En-suite
3'9" x 8'0"
- Studio 3 Kitchenette/Diner
12'5" x 13'8"
- Studio 4 Bedroom
9'4" x 11'10"
- Studio 4 Living Room
9'4" x 12'7"
- Studio 4 Kitchenette/Diner
9'2" x 10'8"
- Studio 4 Shower Room
6'0" x 6'6"





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